

**145.56 ACRES IN ELMIRA TOWNSHIP
CODINGTON COUNTY LAND
AT AUCTION**

MONDAY, MARCH 28TH 10:30 AM

PROPERTY LOCATION: From Exit 180 on I29 just north of Watertown, SD go ½ mile east on 169th St, then 2 miles north on 458th Ave. **Note: Auction will be held at The Watertown Event Center - 1901 9th Ave SW (West Hwy. 212), Watertown, SD 57201**

LEGAL: The SW ¼ less N860' S1760' W920' less N450' S1350' W360' in Section 2-117N-52W, Codington County, SD.

- The new buyer will receive full possession for 2022 on the cropland and pasture!
- Property has good eye appeal with topography that is gently rolling to rolling. According to the FSA, this tract has approx. 56 acres tillable with a productivity index of 79.3 and the balance in rolling pasture and trees.
- New pasture fences installed 2 years ago.
- This unique tract would be a great addition for any farmer-operator, investor, or acreage seeker.
- The 2021 taxes are \$2,096.34. Waverly School District 14-5

TERMS: Cash Sale with a 15% non-refundable down payment on sale day and the balance on or before April 29th, 2022. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. A title commitment will be available prior the auction. The closing agent will be Codington County Title and the closing fee to be split 50/50 between the buyer and seller. Buyer will receive possession for the 2022 Crop Year upon down payment after the auction. Seller will pay all 2021 taxes due in 2022. Buyer will pay all 2022 real estate taxes due in 2023. Sold subject to the owner's confirmation and any easement of record. The auctioneers are representing the sellers in this transaction. Announcements made sale day take precedence over all previous written or verbal material. Come prepared to buy!

If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or www.berghandowenauctions.com **Auction will be held at The Watertown Event Center.** Come prepared to buy!

CONNIE MAE FANNIN & MARLA J. PETERS – OWNERS

Sale Conducted by:

Wieman Land & Auction Co., Inc. – Ryan Wieman SDRE #11373 - 605-366-3369 - Marion SD
Bergh Auction Service – Mike Bergh SDRE #266 – 605-881-1652 – Florence, SD
Owen Auction Service - Randy Owen SDRE #304 – 605-881-5377 – Watertown, SD



United States
Department of
Agriculture

Codington County, South Dakota



Common Land Unit Tract Boundary
PLSS

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,
crops listed below are:
Non-Irrigated Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non-oil

Producer Initial _____
Date _____

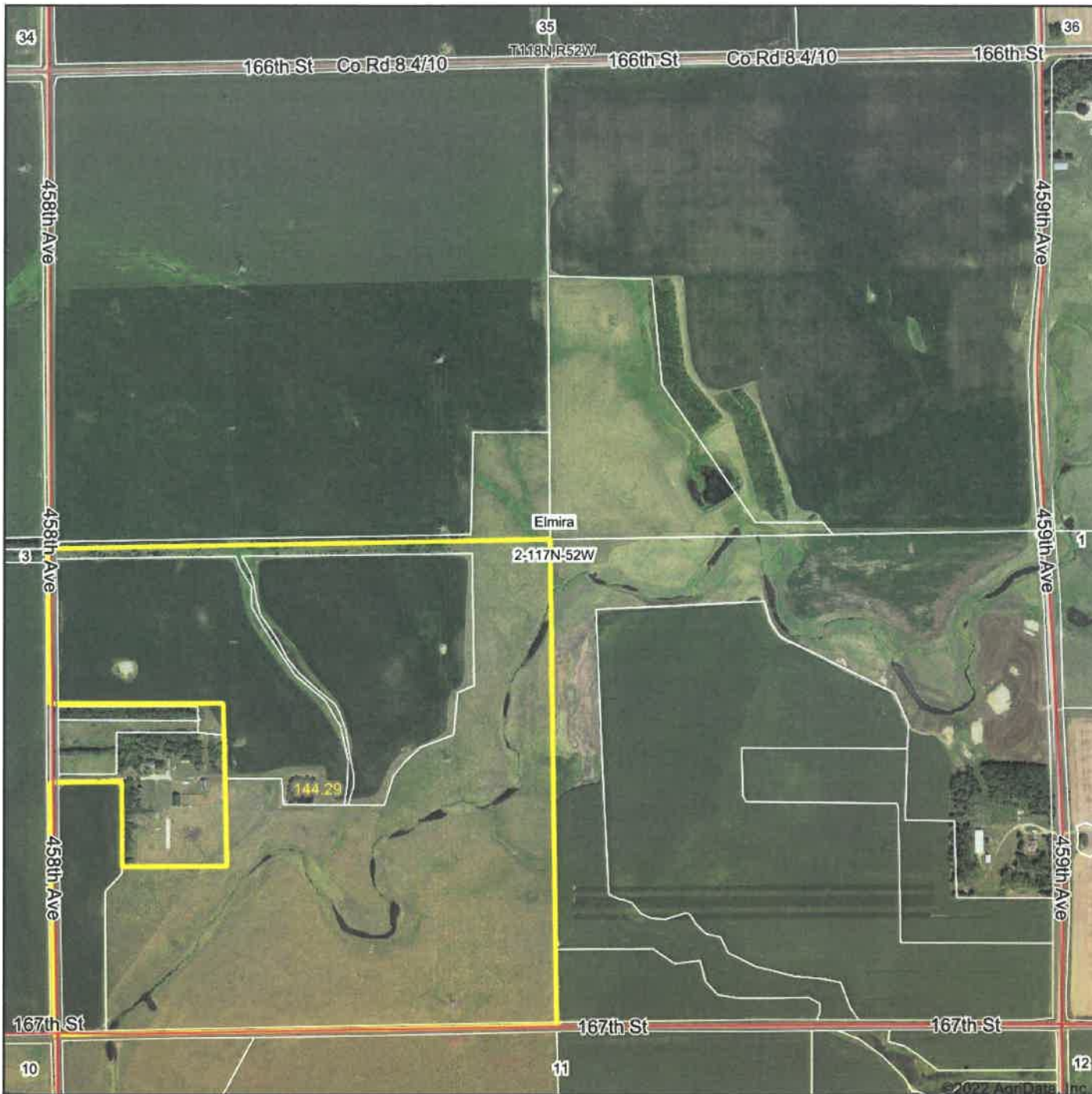
2022 Program Year
Map Created December 13, 2021

Farm 6516

2-117N-52W-Codington

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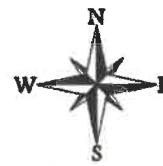
Aerial Map



Map Center: 44° 58' 11.03, -97° 2' 5.21



2-117N-52W
Codington County
South Dakota



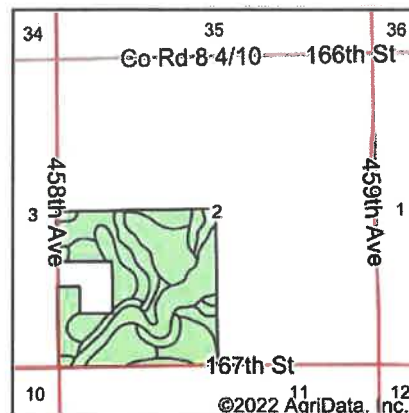
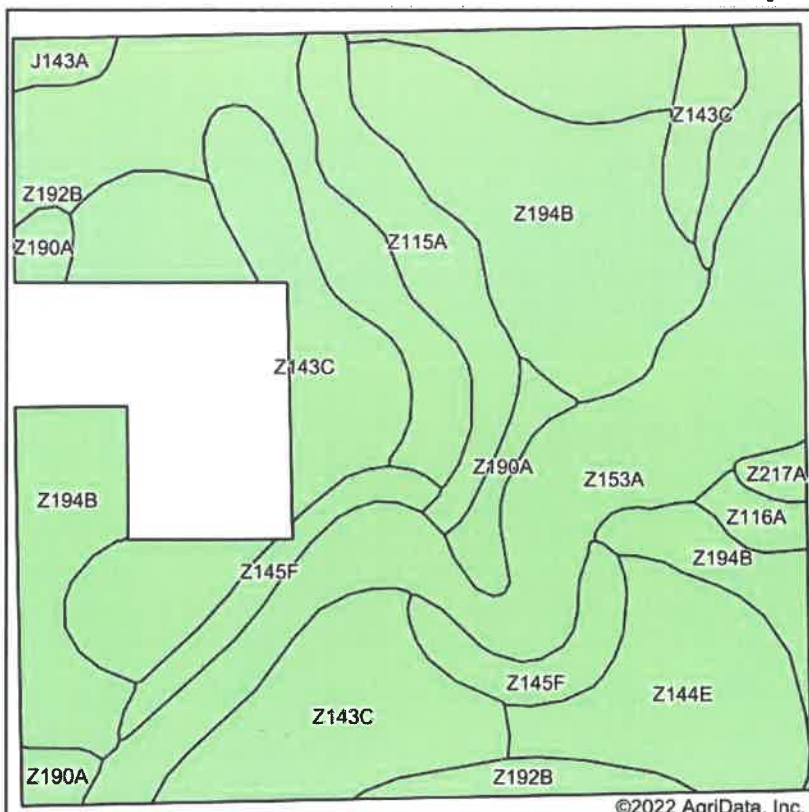
2/21/2022



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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Codington**
 Location: **2-117N-52W**
 Township: **Elmira**
 Acres: **144.29**
 Date: **2/21/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: SD029, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Z194B	Barnes clay loam, coteau, 2 to 6 percent slopes	33.82	23.4%	Ile	80
Z143C	Barnes-Buse loams, coteau, 6 to 9 percent slopes	27.50	19.1%	IIIe	60
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	24.53	17.0%	VIw	13
Z192B	Vienna-Brookings complex, 1 to 6 percent slopes	21.58	15.0%	Ile	86
Z144E	Buse-Barnes loams, coteau, 9 to 20 percent slopes	11.20	7.8%	VIe	41
Z115A	Hamerly-Badger complex, 0 to 2 percent slopes	7.78	5.4%	IIs	78
Z145F	Buse-Barnes loams, coteau, 9 to 40 percent slopes, very stony	7.13	4.9%	VIIIs	6
Z190A	Brookings silty clay loam, 0 to 2 percent slopes	4.35	3.0%	Iw	96
Z140F	Buse-Langhei complex, coteau, 15 to 40 percent slopes	3.00	2.1%	VIIe	11
Z116A	McKranz-Hidewood, frequently flooded, silty clay loams, 0 to 2 percent slopes	1.40	1.0%	IIs	67
J143A	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	1.18	0.8%	IIs	93
Z217A	McKranz silty clay loam, 0 to 2 percent slopes	0.82	0.6%	IIs	75
Weighted Average				3.49	57.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota

U.S. Department of Agriculture

Prepared: 3/1/22 4:33 PM

Codington

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: FANNIN, CONNIE M Farm Identifier: Recon Number: 2020 - 11

Farms Associated with Operator:
3882, 4821, 6506

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
141.21	56.09	56.09	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	56.09	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, BARLY	CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	10.46	50	0.00	
CORN	21.89	143	0.00	0
BARLEY	3.36	32	0.00	
Total Base Acres:	35.71			

Tract Number: 21968 Description: SW4 <W Bldg 2-117-52

FSA Physical Location: Codington, SD ANSI Physical Location: Codington, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2020 - 10

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
141.21	56.09	56.09	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	56.09	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	10.46	50	0.00
CORN	21.89	143	0.00
BARLEY	3.36	32	0.00

South Dakota

Codington

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6516

Prepared: 3/1/22 4:33 PM

Crop Year: 2022

Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	35.71		

Owners: FANNIN, CONNIE M

PETERS, MARLA JO

Other Producers: None

145.56 ACRES

CODINGTON COUNTY LAND

**MONDAY,
MARCH 28TH
AT 10:30AM**

*Auction held at the
Watertown Event Center
at 1901 9th Ave. SW*

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WATERTOWN



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043